

SECTION 12

SUBURBAN RESIDENTIAL 1 ZONE (SR1)

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12.1 [Permitted Uses](#)

Accessory uses and buildings.
 Place of Worship.
 Existing day nurseries.
 Group Homes.
 Schools.
 Single detached dwellings.

(41/2010)

12.2 [Zone Regulations](#)

12.2.1 [Single Detached Dwellings and Existing Day Nurseries](#) *(41/2010)*

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|-----|-------------------|-----------|---|
| (1) | Lot Area: | (minimum) | - 2,024m² (0.2 ha) for a lot on sandy soils
- 8094m² (0.8 ha) for a lot on clay soils |
| (2) | Lot Frontage: | (minimum) | 21m |
| (3) | Front Yard Depth: | (minimum) | 12m |
| (4) | Side Yard Widths: | (minimum) | 3m (each side) |
| (5) | Rear Yard Depth: | (minimum) | 12m , except that for lots which abut Lake Huron, the minimum rear yard setback shall be determined in accordance with |

Section 3.40(2) of this By-law

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|-----|--|-----------|------------|--|
| (6) | Lot Coverage: | (maximum) | 25% | |
| (7) | Height: | (maximum) | 12m | |
| (8) | Landscaped Open Space: | (minimum) | 50% | |
| (9) | Supplementary Lot Area and Lot Frontage Regulations: | | | <ul style="list-style-type: none"> - Notwithstanding the lot area and lot frontage regulations set out in Sections 12.2.1(1) and (2), the minimum lot area and frontage for a lot occupied by a dwelling on the effective date of this By-law shall be the existing lot area and frontage provided. - Notwithstanding the lot area regulations set out in Section 12.2.1(1), the minimum lot area for a vacant lot existing on the effective date of this By-law shall be 1,850m². |

12.2.2 Places of Worship and Schools

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|-----|------------------------|-----------|-----------------------|
| (1) | Lot Area: | (minimum) | 1.2 ha |
| (2) | Lot Frontage: | (minimum) | 30m |
| (3) | Front Yard Depth: | (minimum) | 7.5m |
| (4) | Side Yard Widths: | (minimum) | 3m (each side) |
| (5) | Rear Yard Depth: | (minimum) | 7.5m |
| (6) | Lot Coverage: | (maximum) | 50% |
| (7) | Height: | (maximum) | 13.5m |
| (8) | Landscaped Open Space: | (minimum) | 35% |

12.2.3 Group Homes

- (1) The regulations set out in [Section 3.16](#) shall apply.

(41/2010)

12.3 Site and Area Specific Regulations

The following site and area specific zones shall be subject to the preceding permitted uses and zone regulations except where those permitted uses and regulations are varied by the provisions of these site and area specific zones.

<u>SR1-1</u>	Page 12 - 3	<u>SR1-9</u>	Page 12 - 6	<u>SR1-17</u>	Page 12 - 8
<u>SR1-2</u>	12 - 3	<u>SR1-10</u>	12 - 6	<u>SR1-18</u>	12 - 9
<u>SR1-3</u>	12 - 4	<u>SR1-11</u>	12 - 6	<u>SR1-19</u>	12 - 9
<u>SR1-4</u>	12 - 4	<u>SR1-12</u>	12 - 6	<u>SR1-20</u>	12 - 9
<u>SR1-5</u>	12 - 4	<u>SR1-13</u>	12 - 7	<u>SR1-21</u>	12 - 10
<u>SR1-6</u>	12 - 4	<u>SR1-14</u>	12 - 7	<u>SR1-22</u>	12 - 10
<u>SR1-7</u>	12 - 5	<u>SR1-15</u>	12 - 8		
<u>SR1-8</u>	12 - 5	<u>SR1-16</u>	12 - 8		

12.3.1 SR1-1 (See Zoning Map Part 6)

12.3.1.1 Site Zone Regulations - Single Detached Dwellings

(1)	Lot Frontage:	(minimum)	30m
(2)	Front Yard Depth:	(minimum)	22.5m

12.3.2 SR1-2 (See Zoning Map Part 7)

12.3.2.1 Site Zone Regulations - Single Detached Dwellings

(1)	Lot Frontage:	(minimum)	lot frontage is permitted on a private lane not more than 9m in width which provides the principle means of access to the property
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12.3.3 SR1-3 (See Zoning Map Parts 18 and 19)

12.3.3.1 Site Zone Regulations

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|-----|---------------|-----------|------------|
| (1) | Lot Frontage: | (minimum) | 30m |
|-----|---------------|-----------|------------|
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12.3.4 SR1-4 (See Zoning Map Part 8)

12.3.4.1 Site Zone Regulations - Single Detached Dwellings

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|-----|-------------------|-----------|---|
| (1) | Lot Area: | (minimum) | 1300m² |
| (2) | Lot Frontage: | (minimum) | 15m |
| (3) | Side Yard Widths: | (minimum) | 1.25m on one side and 3m on the other side, except that where there is an attached garage or carport, the minimum side yard widths shall be 1.25m on each side |
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12.3.5 SR1-5 (See Zoning Map Part 8)

12.3.5.1 Site Zone Regulations - Single Detached Dwellings

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|-----|-------------------|-----------|---|
| (1) | Lot Frontage: | (minimum) | 16.5m |
| (2) | Front Yard Depth: | (minimum) | 28m |
| (3) | Side Yard Widths: | (minimum) | 3m each side, except that the side yards provided by the dwelling located on Part 4 of Plan 25R-5995 shall be as they existed on November 18th, 1991 |
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12.3.6 SR1-6 (See Zoning Map Part 6)

12.3.6.1 Site Zone Regulations - Single Detached Dwellings

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|-----|-------------------|-----------|---------------------------|
| (1) | Lot Area: | (minimum) | 3,385m² |
| (2) | Lot Frontage: | (minimum) | 23m |
| (3) | Front Yard Depth: | (minimum) | 22.5m |
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12.3.7 SR1-7 (See Zoning Map Part 8)

12.3.7.1 Site Zone Regulations - Single Detached Dwellings

(1)	Lot Area:	(minimum)	1,850m²
(2)	Lot Frontage:	(minimum)	5m on Huron Shores Court
(3)	Landscaped Open Space:	(minimum)	40%
(4)	Setback from Perch Creek:	(minimum)	15m
(5)	Number of Lots:	(maximum)	2
(6)	Building Location Restriction:		no buildings or structures shall be permitted on lands located in Lot 25, Front Concession
(7)	Front Lot Line Interpretation:		notwithstanding any other provisions in this By-law and for the purpose of locating buildings and structures in this zone, the front lot line shall be deemed to be that portion of the common property line, separating the two lots, lying within Lot 24, Front Concession and all yards shall be determined based on this

12.3.8 SR1-8 (See Zoning Map Part 8)

12.3.8.1 Site Zone Regulations - Single Detached Dwellings

(1)	Lot Frontage:	(minimum)	17m
(2)	Side yard Widths:	(minimum)	1.2m on one side and 3m on the other side, except that where there is an attached garage or carport, the minimum side yards shall be 1.2m on each side
(3)	Building Location Restriction:		no buildings or structures are permitted within 30m of the top of bank of Lake Huron

12.3.9 **SR1-9** (See Zoning Map Part 15)

12.3.9.1 **Site Zone Regulations - Single Detached Dwellings**

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|-----|------------------------|-----------|---|
| (1) | Lot Area: | (minimum) | 1,630m² |
| (2) | Side Yard Widths: | (minimum) | 1.5m except that a 3m side yard shall be provided adjacent to 1493 Blackwell Road and a 4m side yard shall be provided adjacent to any street |
| (3) | Landscaped Open Space: | (minimum) | 40% |
| (4) | Access Restriction: | | access to all lots shall be obtained only from Blackwell Road |
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12.3.10 **SR1-10** (See Zoning Map Part 8)

12.3.10.1 **Site Zone Regulations - Single Detached Dwellings**

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|-----|-------------------|-----------|---|
| (1) | Front Yard Depth: | (minimum) | 10m from the east limit of Goldie Lane |
| (2) | Lot Frontage: | | the lot is permitted frontage on a private lane |
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12.3.11 **SR1-11** (See Zoning Map Part 15)

12.3.11.1 **Site Zone Regulations**

- (1) Any dwelling constructed in this zone shall be structurally equipped with facilities to abate any potential or existing methane gas problems on lands within this zone, which may result due to the property's close proximity to a closed landfill site.
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12.3.12 **SR1-12** (See Zoning Map Part 6)

12.3.12.1 **Site Zone Regulations**

- (1) Notwithstanding the provisions of this By-law, nothing shall prohibit the replacement of one of the existing dwellings located in this zone, subject to any new dwelling being constructed in compliance with [Section 12.2.1](#).
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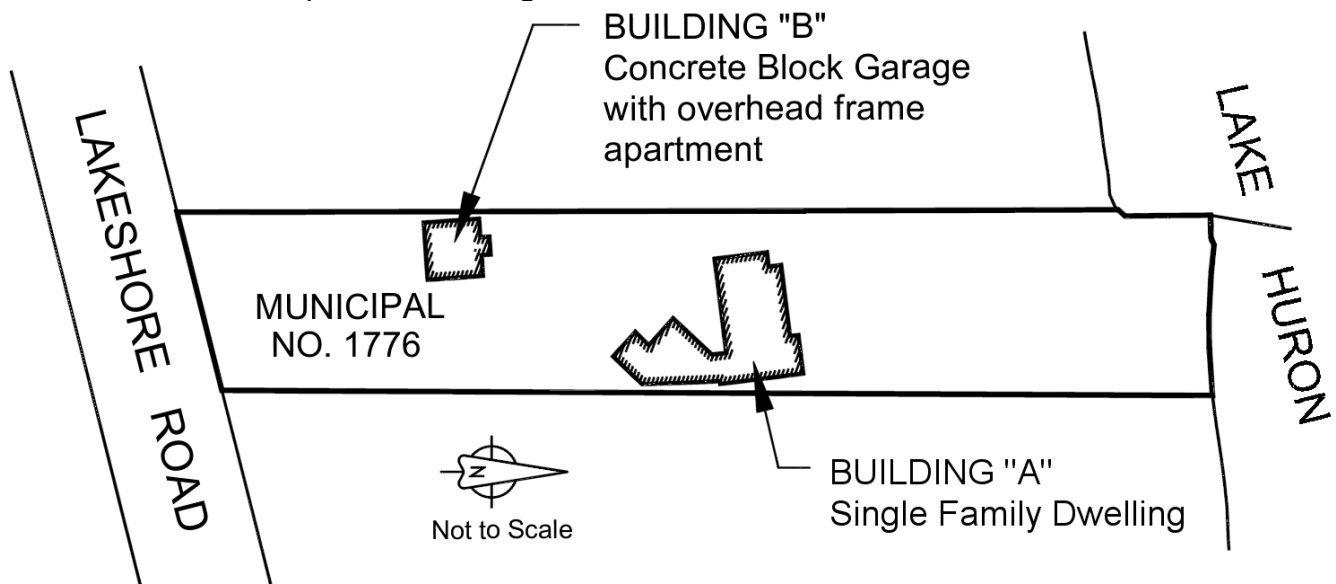
12.3.13 SR1-13 (See Zoning Map Part 6)

12.3.13.1 Permitted Uses

- (1) A single detached dwelling existing on the effective date of this By-law.
- (2) Uses permitted in [Section 12.1](#).

12.3.13.2 Site Zone Regulations

- (1) Notwithstanding any other provisions of this By-law, and as shown on the following diagram, Building "A" may be replaced and enlarged in compliance with the By-law regulations and the dwelling unit shown as Building "B" may not be replaced or enlarged.



12.3.14 SR1-14 (See Zoning Map Part 15)

12.3.14.1 Permitted Uses

- (1) Uses set out in [Section 12.1](#).

12.3.14.2 Site Zone Regulations

- (1) Lot Frontage: (minimum) **30m** on a private road
- (2) Front Yard Depth: (minimum) **12m** from a private road or **12m** from a municipal road, whichever is greater
- (3) All Other Regulations: the provisions of [Section 12.2.1](#) shall apply

12.3.15 SR1-15 (See Zoning Map Part 6)

12.3.15.1 Permitted Uses

- (1) A nursery.
- (2) Accessory uses and buildings.
- (3) Lawfully existing buildings and uses.

12.3.15.2 Site Zone Regulations

(1)	Yard Abutting a Street:	(minimum)	12m
(2)	East Yard Abutting:	(minimum)	6m
	1514 Blackwell Road:		
(3)	East Yard Abutting:	(minimum)	6m
	15 Prail Avenue		
(4)	Yard Abutting:	(minimum)	3m
	1686 Modeland Road		
(5)	Lot Coverage:	(maximum)	45%
(6)	Height:	(maximum)	10.5m

12.3.16 SR1-16 (See Zoning Map Part 34)

12.3.16.1 Site Zone Regulations

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|-----|-------------------|-----------|---|
| (1) | Side Yard Widths: | (minimum) | the property municipally known as 5816 Blackwell Sideroad is permitted to have a 2.7m south side yard and a 1.5m north side yard |
|-----|-------------------|-----------|---|

12.3.17 SR1-17 (See Zoning Map Part 8)

12.3.17.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) An ambulance dispatch facility.
- (3) Fire hall.

12.3.17.2 Site Zone Regulations - Ambulance Dispatch Facility

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|-----|---------------------------|-----------|---|
| (1) | Front Yard Depth: | (minimum) | 10m |
| (2) | Flanking Side Yard Width: | (minimum) | 4m |
| (3) | Rear Yard Depth: | (minimum) | 10m |
| (4) | Lot Coverage: | (maximum) | 25% |
| (5) | Other Regulations: | | There are no other regulations applicable to the ambulance dispatch facility use. |
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12.3.18 SR1-18 (See Zoning Map Part 15)**12.3.18.1 Site Zone Regulations**

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|-----|--------------------------------|-----------|---|
| (1) | Special Building Restrictions: | (minimum) | Notwithstanding any of the regulations set out in Sections 12.2.1 and 3.1 no buildings or structures shall be located within 15m of the top of bank of the former gravel pit which abuts the lots. |
|-----|--------------------------------|-----------|---|
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12.3.19 SR1-19 (See Zoning Map Part 6)*OMB approved June 10/2005***12.3.19.1 Site Zone Regulations - Accessory Building**

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|-----|---------------|---------------|-------------------------|
| (1) | Lot Coverage: | (maximum GFA) | 139m² |
|-----|---------------|---------------|-------------------------|
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12.3.20 SR1-20 (See Zoning Map Part 6)*(71/2004)***12.3.20.1 Site Zone Regulations - Accessory Building**

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|-----|--------------------|-----------|---|
| (1) | Lot Coverage: | (maximum) | 85m² |
| (2) | Side Yard Setback: | (minimum) | 2.4m from the east side lot line |
| (3) | Rear Yard Setback: | (minimum) | 40m from the rear lot line |
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12.3.21 SR1-21 (See Zoning Map Part 17)**(87/2010)****12.3.21.1 Site Zone Regulations - Dwelling**

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|-----|--------------------|---|-----------|--|
| (1) | Lot Area | : | (minimum) | 0.147ha (1,470m²) |
| (2) | Other Regulations: | | | the provisions of Section 12.2.1 shall apply |
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12.3.22 SR1-22 (See Zoning Map Part 8)**(57/2016)****12.3.22.1 Permitted Uses**

- (1) Accessory buildings.
- (2) Single detached dwelling.

12.3.22.2 Site Zone Regulations – Single Detached Dwelling

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|-----|--------------------|-----------|--|
| (1) | Street Line: | (minimum) | 9m adjacent to (New) Lakeshore Road |
| (2) | Front Yard Depth: | (minimum) | 337m |
| (3) | Lot Frontage: | (minimum) | 33m |
| (4) | Other Regulations: | | the provisions of Section 12.2.1 shall apply |
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